Book 1

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10717 PG 125

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

James Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Jackson | Owner | 82-12-147 |
| (NAME) | (NAME) | |
| 200 Myrtle Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **IVORY PATTON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES JACKSON** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Neill S. Brown's Addition of record in Plat Book 57, Page 50, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ivey Wilson and wife Willie Lee Wilson by deed of record in Book 4409, Page 345, Register's Office for Davidson County, Tennessee.

Willie Lee Wilson pre-deceased Ivey Wilson. Ivey Wilson having since died testate devising the property to Ivory Patton by Will in Davidson County Probate Court Ref. Dockett No. 97P 1655.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved ( X ) property, known as 200 Myrtle Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of December, 1997.

Ivory C Patton
Ivory Patton

0001 12/11 0101 03CHECK 31.20

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Ivory Patton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 5th day of December, 1997

Commission expires: October 9, 1999

Lori Holloway
Lori Holloway Notary Public

IDENTIF. A REFERENCE 037908

97 DEC 11 PM 12:22
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10717 PG 426

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 6000.00 |
| CON TX | 22.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 31.20 |
| CHECK | 31.20 |

12/11/97 01 12:26 0001 0001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0379086
IDENTIF. & REFERENCE

97 DEC 11 PM 12:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1230777